

GREEN VALLEY RANCH COMMUNITY ASSOCIATION

Board of Directors Meeting

Regular Agenda

November 19, 2009

6:30 PM

DESERT WILLOW COMMUNITY CENTER

2020 W. HORIZON RIDGE PARKWAY

HENDERSON, NV 89012

Board Members

Lisa de Marigny	President
Mike Forman	Vice President
Ed Sutter	Treasurer
Vicki Garrett	Secretary
Ron Perkowski	Director
Paul Rowcliffe	Director
Ellen Barre Spiegel	Director

Management

Robin E. Styles, Supervising Community Manager, CMCA®, AMS®

Sarah Gonzales, Senior Administrative Assistant and Architectural Coordinator

Terra West Property Management

This agenda is made available to the association's membership in accordance with NRS 116.3108. Effective October 1, 2009 each meeting of the Executive Board in Regular Session shall be audio recorded. Copies of the recording will be available to unit's owners upon request. There may be a charge for the copy.

Board action may be taken on any items placed on the Agenda as per NRS 116.

I. CALL TO ORDER

II. ESTABLISHMENT OF A QUORUM

III. HOMEOWNERS' FORUM

This forum is devoted to comments from homeowners on agenda items only. To ensure everyone gets an opportunity to speak, comments may be limited to three minutes. No owner can give away their allotted time to expand another owner's time. Except in emergencies, no action will be taken upon a matter raised during this forum until the matter has been specifically included on a future agenda as an item upon which action may be taken.

IV. COMMITTEE REPORTS

A. Newsletter

B. Landscape Proposals

1. 2009 Approved Landscape Proposals Report

2. Proposals - none

C. Architectural

D. Delegate

E. Social

F. Community Relations

1. Parcel 10

2. Parcel 33

G. Safety & Security

H. Government Relations

- V. APPROVAL OF MINUTES
 - A. October 15, 2009 – Regular Board Meeting
 - B. November 5, 2009 – Organizational Board Meeting

- VI. FINANCIAL REVIEW
 - A. September 2009 (Quarterly)

- VII. HOMEOWNER LETTERS / REQUESTS
 - A. 6:45 PM – John Nord – Merrill Gardens

- VIII. OLD BUSINESS
 - A. Lighting Repair / Desert Shadow – Status
 - B. Stoneybrook/Ridgepointe Entrance Median

- IX. NEW BUSINESS
 - A. Draeger Construction
 - 1. Gazebo - Horizon Park - \$1,580.00
 - 2. Monument – South Hills Park - \$475.00
 - 3. Block Wall – On Cozy Hill - \$540.00
 - 4. Sidewalks – Paseo Verde Rest Stop - \$1,250.00
 - 5. Arch Stucco – Copper Ridge - \$650.00
 - 6. Gazebo - Josh Stevens Park - \$950.00
 - 7. Block Wall – Paseo Vista Park/Inspirations HOA - \$5,520.00
 - 8. Block Wall & Retaining Wall – Paseo Vista Park - \$35,995.00
 - B. 2010 Meeting Room Contracts
 - 1. Delegate Meeting
 - 2. Board Meetings
 - C. 2009 Tax Year Engagement Letter
 - D. End of Year Thank You Gifts
 - E. Nevada Illumination
 - 1. Light Fixture Estimate
 - F. 2010 Neighborhood Forum Breakfast – March 13, 2010

- X. NEXT MEETING
 - A. January 21, 2010

- XI. Priority List and Annual Calendar 2009

- XII. Priority List and Annual Calendar 2010 - Draft

- XIII. HOMEOWNERS' FORUM

This forum is devoted to comments from homeowners on general topics. To ensure everyone gets an opportunity to speak, comments may be limited to three minutes. No owner can give away their allotted time to expand another owner's time. Items discussed may be placed on a future agenda at the discretion of the Board of Directors.

- XIV. ADJOURNMENT

AN EXECUTIVE SESSION OF THE BOARD OF DIRECTORS WILL BE HELD PRIOR TO THIS MEETING

Audio Recordings and approved minutes from previous meetings(s) are available by contacting Terra West Property Management, 11135 S. Eastern, Suite 120, Henderson, NV 89052 Phone: (702) 856-3773, or may be downloaded from your community website by logging in at www.terrawest.com or via email from salbert@terrawest.com. There may be a cost for paper or audio copies of minutes. There is no cost in downloading them from the association website.

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